

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY
SPECIAL MEETING AND PUBLIC HEARING MINUTES
CITY OF RENTON PRESERVE OUR PLATEAU AREA ANNEXATION (FILE NO. 2231)
JUNE 14, 2006

The following Minutes are a summary of the Special Meeting/Public Hearing for the City of Renton Preserve Our Plateau Area Annexation (File No. 2231). Complete written transcripts are available from the Boundary Review Board.

I. CALL TO ORDER

Charles Booth, Chair, convened the meeting of June 14, 2006 at 7:05 P.M.

II. ROLL CALL

The following members were present at the Special Meeting and Public Hearing:

Evangeline Anderson	Robert Cook
AJ Culver	Robert George
Lynn Guttman	Claudia Hirschey
Roberta Lewandowski	Roger Loschen
Michael Marchand	

III. PUBLIC HEARING

INTRODUCTION:

Chair Booth stated that the purpose of the Special Meeting is to conduct a Public Hearing on the Preserve Our Plateau Area Annexation, a proposal submitted by the City of Renton to the Boundary Review Board in March 2006. The Boundary Review Board is charged with the task of providing independent review and decision-making with respect to applications for municipal annexation.

Chair Booth opened the public hearing. Chair Booth described the standards for a quasi-judicial public hearing and the scope of the hearing. He explained the process for taking public testimony. Chair Booth and Lenora Blauman then described the proposed annexation.

On March 30, 2006 the proponent, the City of Renton, filed an application for the Preserve Our Plateau Annexation with the Boundary Review Board. The City of Renton is proposing to annex 1475 acres including the planned community of Preserve Our Plateau.

The Preserve Our Plateau Annexation Area is located on the eastern edge of the City of Renton. The Annexation Area is generally bordered on the west by the City of Renton. The Plateau Area is bounded on the north, south, and east by unincorporated King County.

The Preserve Our Plateau Area Annexation is proposed based upon a Resolution by the Renton City Council approving a plan to incorporate this territory. This Resolution was approved in February 7, 2006.

With the annexation application based upon the Resolution, the City of Renton has invoked jurisdiction (submitted a request for a public hearing) before the Boundary Review Board. The City is seeking a public hearing in order to provide an opportunity for Preserve Our Plateau citizens to comment upon the proposed annexation.

Further, the City of Renton Resolution calls for an election to permit the citizens of the Preserve Our Plateau Area to ultimately decide whether or not to join the City of Renton.

Based upon the City of Renton's invoking of jurisdiction, the Boundary Review Board scheduled this public hearing to review the proposed basic Preserve Our Plateau Area Annexation.

Following the conclusion of the public hearing, the Boundary Review Board will deliberate and make a decision with respect to the Preserve Our Plateau Area Annexation. The Board will consider the state, regional, and local regulations which guide annexations. The Board can approve the Plateau Area Annexation as proposed by the City of Renton. The Board can modify the Plateau Area Annexation. The Board can deny the entire Plateau Area Annexation.

PROPONENT PRESENTATION: CITY OF RENTON: DONALD ERICKSON, SENIOR PLANNER; ALEXANDER PIETSCH, DIRECTOR, DEPARTMENT OF ECONOMIC DEVELOPMENT, NEIGHBORHOODS AND STRATEGIC PLANNING

At the Special Meeting/Public Hearing of June 14, 2006, Donald Erickson, presented the proposed Preserve Our Plateau Area Annexation. Following is a summary of the statement (including responses to inquiries).

Mr. Erickson reported that the City of Renton proposes the annexation of 1475 acres, known as the Preserve Our Plateau Area Annexation. In February 2006 the Renton City Council adopted the Resolution for annexation, pursuant to Chapter 35A.14 RCW.

This City based the Resolution upon a petition of citizens. The citizens defined the specific boundaries of the Preserve Our Plateau Area Annexation.

More specifically, the proposed Plateau Area is bounded on the west by the City of Renton. Currently unincorporated urban areas (totaling approximately 616 acres) are located on portions of the north border and portions of the southwest border of the Plateau Area Annexation. The remainder of the Plateau Area is bordered by the Urban Growth Boundary which separates the Urban Growth Area from Rural Area within King County.

The Preserve Our Plateau Area is primarily developed with residential uses. There is vacant and redevelopable land within the Preserve Our Plateau Area. A small commercial area and several public uses (e.g., parks, schools) are also located within the boundaries of the proposed Plateau Area Annexation.

The City of Renton is proposing the Preserve Our Plateau Area Annexation as an appropriate, timely action in order to permit citizens to participate in local governance by the City of Renton, to develop properties under City of Renton regulations and to receive public services (e.g., water services, sewer services, policing, emergency services) provided from the City of Renton.

The Plateau Area Annexation is proposed as the first phase (i.e., a bridge) in a series of actions planned to achieve incorporation of the entire East Renton Plateau Potential Annexation Area within the City of Renton.

The Preserve Our Plateau Area is addressed in the "Land Use Element" of the City of Renton Comprehensive Plan. The Plan was established in 1995; planning documents are updated on an annual schedule. The Preserve Our Plateau Area was identified, mapped, and analyzed for incorporation into the City of Renton in the Comprehensive Plan.

The proposed Preserve Our Plateau Area Annexation would be consistent with the City of Renton Annexation Policies and Land Use Policies relating to land development, service provision, and mutual social and economic benefits – e.g., L-5.2.1, L-5.3.2, L-5.4, and L-5.6.

The proposed Preserve Our Plateau Area Annexation would be consistent with the City of Renton Land Use Policies), including those provisions relating to land development, service provision, and mutual social and economic benefits. Annexation would permit the City of Renton to establish land use designations and zoning standards for this community.

The City proposes a designation of Residential Uses (Low Density Single-Family). Proposed zoning would be R-4 (four dwelling units per net acre). The City of Renton Comprehensive Land Use Plan and Residential Use Designation would permit up to 770 new homes – for a

total of 2400 homes - in this community. Currently, there are approximately 4672 persons residing in the Preserve Our Plateau Area. The estimated future population is 6212 persons.

The City of Renton is planning to provide services to the Plateau Area either directly or by contract with other providers. For example, with annexation to Renton, all land use regulations and services reportedly may be efficiently coordinated for the Preserve Our Plateau Area under unified regulatory authorities administered by a single local government unit.

More specifically, upon annexation, the City of Renton will include the Preserve Our Plateau properties in its Service Area. The City of Renton has planned and can provide land administration and urban services to the area either directly or via agreements between the City and service providers. For example, the City of Renton will assume responsibility for land use management through the City's Comprehensive Plan and land use regulations. The City of Renton will assume responsibility for protection of environmentally sensitive areas through the Comprehensive Plan, Critical Areas Ordinance, Stormwater Management Plan, et al.

The City will assume responsibility for provision of fire/emergency services to the Preserve Our Plateau Annexation properties. The Renton Police Department would serve the residents. King County Water District No. 90 will continue to provide water services to the area.

The City of Renton would provide sewer services to the Preserve Our Plateau Area. Portions of the Annexation Area are currently being served by the City of Renton in areas in which Sewer Availability Certificates were issued prior to December of 2005. At that time, the City invoked a moratorium on the issuance of sewer availability certificates in the Annexation Area. Annexation would permit citizens to determine the likely form of future development (together with the policies relating to the issuance of sewer availability certificates). The City has sufficient capacity to accommodate the build out of the estimated remaining developable land in the entire proposed Preserve Our Plateau Annexation Area (1475 acres).

The City will assume responsibility for provision and management of capital facilities (e.g., parks, roadways). Acquisitions and improvements will be identified by means of a priority listing which reflects both necessity (e.g., safety improvements to roadways) and the interests of the citizens. Funding will be allocated in keeping with priorities established by a team of government officials and community members.

To provide these professional services the City of Renton would employ staff members who currently work for King County, but whose employment would not be required by the County with the transfer of this sizeable unincorporated area into this local jurisdiction.

Area students would be served by the Renton School District and the Issaquah School District. The City of Renton Library and the King County Library would be accessible to citizens.

King County Comprehensive Plan/Countywide Planning Policies support the Preserve Our Plateau Area Annexation. For example, Countywide Planning policies encourage cities to annex territory within their designated potential annexation area. Other policies establish cities as the appropriate units to govern, develop, and serve Urban Areas.

Of key importance are the King County Comprehensive Plan policies that call for King County to work with cities to address transition of services from county to cities. King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Preserve Our Plateau Annexation Area:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

- U-203 Land within Urban Growth Area is encouraged to support the preponderance of population and employment growth.
- U-301 King County should work with cities to support annexations within the Urban Growth Area when consistent with the King County Comprehensive Plan.
- U-304 King County should support annexation proposals when such annexation would accommodate urban densities and efficient land use patterns consistent with the King County Comprehensive Plan.

The State Growth Management Act (RCW 36.70A) supports the Preserve Our Plateau Area Annexation. For example, the proposed action is consistent with RCW 36.70.20 which calls for community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services.

The Preserve Our Plateau Area Annexation is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. More specifically:

- As established by RCW 36.70A, upon annexation of the Preserve Our Plateau Area, the City is prepared to provide development review services and general administrative services to the annexation area under local, regional, and state standards. At present Preserve Our Plateau is substantially developed, so that only limited new development and/or redevelopment is likely to occur in the Area.
- As established by RCW 36.70A, upon annexation the Preserve Our Plateau Area will be governed by the City of Renton's critical areas ordinances. The City of Renton is prepared to provide environmental review (including evaluation and regulation of environmentally sensitive areas.) Environmentally sensitive areas in and near to Preserve Our Plateau would also be preserved with the proposed annexation.

Mr. Erickson reported that RCW 36.93 (Boundary Review Board Regulations) supports the proposed Preserve Our Plateau Area Annexation to the City of Renton.

For example, this action would be consistent with Objective 1, which calls for the preservation of neighborhoods. The Preserve Our Plateau Area Annexation will preserve an existing, well-defined neighborhood. This Area is linked to Renton by social fabric (e.g., similar land uses and open spaces, shared sense of community) and by natural/built geographic features (e.g., plateau terrain). The boundaries of the proposed Plateau Area annexation reflect citizen interest in affiliation with this local jurisdiction.

Further, King County has designated the Plateau Area for urban development based upon its location within the Urban Growth Area boundary. County policies support immediate annexation of urban areas to provide for local governance and services.

In keeping with Objective 2, the proposed Preserve Our Plateau Area Annexation shares physical boundaries with the City of Renton. The Preserve Our Plateau Area is located on the eastern edge of the City of Renton. The Preserve Our Plateau Area is generally bordered on the west by the City of Renton. The Plateau Area is bordered on the north, south and east boundaries by unincorporated King County.

Although the Preserve Our Plateau Area possesses a rather unusual configuration, the lands within these borders are specifically established for annexation by Renton under the City of Renton Comprehensive Plan (approved by the State of Washington in 1995). This annexation is considered to be consistent with Objective 2 as the Area is based upon logical boundaries. Further, the annexation would reduce unincorporated urban lands in King County.

The Preserve Our Plateau Area Annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas. Service to the Plateau Area would be improved by placing this entire area under a single municipal jurisdiction for provision of public

services, including, police, fire, emergency aid, sewer, water, storm water management, and roads. Coordinated services should benefit the Plateau Area.

Similarly, the Preserve Our Plateau Area Annexation would be consistent with Objective 4 which calls for the prevention of abnormally irregular boundaries. The proposed boundaries of the Preserve Our Plateau Area are not geometric in form; however, these boundaries do provide regularity based upon the fact that the Plateau Area is located within the borders of the Renton Potential Annexation Area. Similarly, the Plateau Area boundaries coincide with the established King County Urban Growth Area boundary. The remaining surrounding urban unincorporated land will be annexed to Renton in the future through a phased plan in keeping with the interests of the citizens.

The proposed Preserve Our Plateau Area Annexation reportedly achieves Objective 7, which calls for the achievement of practical boundaries for a jurisdiction. The present Plateau Area is a peninsula of unincorporated land. The Plateau Area Annexation would provide for reasonable and practical boundaries for governance and service.

More specifically, at annexation, Renton will include the Preserve Our Plateau properties in its Service Area. All services for the Plateau Area may be efficiently coordinated under unified regulatory authorities administered by a single local government unit.

The City has planned and can provide urban services to the Plateau Area either directly or via agreements between the City and service providers. Services – including police service and road services – are expected to improve in the area following annexation. For example:

- King County Water District No. 90 will continue to provide water services to the area.
- The City of Renton will assume responsibility for direct or contract provision (through Fire District No. 25) of fire/emergency services to the Preserve Our Plateau Annexation properties
- The Renton Police Department would serve the Preserve Our Plateau Area.
- The City of Renton would provide sewer services to the Preserve Our Plateau Area.
- Portions of the Annexation Area are currently being served by the City of Renton in areas in which Sewer Availability Certificates were issued prior to December of 2005. At that time, the City invoked a moratorium on the issuance of sewer availability certificates in the Annexation Area. Annexation would permit citizens to determine the likely form of future development (together with the policies relating to the issuance of sewer availability certificates). The City has sufficient capacity to accommodate the build out of the estimated remaining developable land in the entire proposed Preserve Our Plateau Annexation Area (1475 acres).
- Students would be served by the Renton School District and by the Issaquah School District.
- Existing parks are available for utilization as currently developed and/or for redevelopment to preserve open spaces and upgrade recreational facilities
- The King County Library and local/regional recreation facilities would be available to residents.

Citizens of the remaining, unincorporated East Renton Plateau Area would continue to have access to services from current providers, including, but not limited to: the King County Sheriff's Office, King County Water District No. 90, and Fire Protection District No. 25.

The Plateau Area Annexation would also reportedly be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. Annexation would permit citizens to affiliate with a local government and thus to participate in the local government process.

Mr. Erickson reported that the City of Renton has conducted a Fiscal Analysis for the Preserve Our Plateau Area. A corollary Fiscal Analysis has been provided for the entire East Renton Plateau Annexation Area by an independent consulting firm, Berk & Associates.

The City's Analysis particularly emphasized fiscal analyses (including an examination of revenues and expenditures) attendant upon governance and service of the Plateau Area. The

Fiscal Feasibility Analysis was reported to be based upon a plan to govern the Plateau Area in a manner equivalent to the existing City of Renton. Plateau Area residents would be provided services, infrastructure, and facilities at a basic level immediately upon incorporation. Improvements to levels of service would then occur over time as required to meet the needs of the community and as permitted by available resources.

More specifically, the Fiscal Analysis indicates that existing facilities and services in the Annexation Area are generally adequate – except for availability of sewer services – while less than levels of service provided to citizens of Renton.

The City is reported to have a commitment to provide municipal resources to ensure sufficient funds to serve the area in a manner that will address impacts on cost and adequacy of services, finances, debt structure or rights of other governmental units. The City is committed to hiring staff as necessary to ensure equivalent levels of service for the Preserve Our Plateau Area both at current development and at estimated maximum development.

The Fiscal Analysis prepared by the City of Renton indicates that a substantial portion of the costs for governance and services to the Plateau Area will be essentially offset by property taxes, standard service fees, and other revenues based on population. For example, upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services.

The City's Fiscal Analysis finds, however, that the City would be required to provide a subsidy to the Plateau Area at an estimated \$284,658 each year (at 2006 values). At full development, anticipated to occur in 2016, the subsidy would be reduced to \$132,224 per year (at 2006 values). The City has made a commitment to provide this subsidy to the Plateau Area in the same manner that a subsidy is provided to other residential communities in Renton.

The Fiscal Analysis provided by Berk & Associates – although based upon a greater area and employing some different bases – reports that the City has sufficient resources to support the Preserve Our Plateau Area. The City wishes to annex the Preserve Our Plateau Area so that Renton may govern and serve the citizens.

The City of Renton respectfully requests that the Board decide to permit the City to go forward with an election for the Plateau Area (or expanded East Renton Plateau) so that citizens may choose whether or not to affiliate with Renton at this time.

OPPONENT PRESENTATION (JURISDICTION):

No jurisdiction came forward to oppose the Preserve Our Plateau Area Annexation.

PRESENTATIONS BY GOVERNMENT JURISDICTIONS:

KING COUNTY: KAREN REED CONSULTANT, KING COUNTY EXECUTIVE – OFFICE OF MANAGEMENT AND BUDGET

Karen Reed, representing the King County Executive Office of Management and Budget, stated that King County officials support the City of Renton's proposal to annex the Preserve Our Plateau Area. The County supports the interests of the citizens of the Plateau Area and the City of Renton's commitment to annex the Plateau Area based upon the following considerations:

- The State Growth Management Act (RCW 36.70A) calls for local jurisdictions to govern urban lands. The Act supports timely incorporation of urban lands to local jurisdictions.
- The King County Comprehensive Plan/Countywide Planning Policies and the City of Renton Comprehensive Plan support annexation of Preserve Our Plateau Area to Renton.
- The County has limited ability to provide efficient local services in urban unincorporated areas – particularly those areas which are “islands” and which have irregular boundaries that are difficult for providers to serve.

- King County, under the County's Annexation Initiative, has a commitment to work with the City of Renton to enter into an Interlocal Agreement to support the interest of the City in annexation of the Preserve Our Plateau Area. Under the Interlocal Agreement, the County is prepared to provide an appropriate level of funding to support the efforts of the City to govern and serve the Plateau Area.
- RCW 36.93 (Boundary Review Board) criteria support annexation of Preserve Our Plateau Area to Renton.
- The City of Renton provides an established record as an entity capable of providing for zoning, development standards, and environmental protection appropriate to the area.

While King County encourages annexation of all urban unincorporated territory at the earliest feasible date, the County supports the commitment of the City of Renton to complete annexation of the entire East Renton Plateau Area according to a time frame that both reflects the interests of the citizens and the capacity of the City to serve members of the greater community.

Thus, King County requests that the Boundary Review Board consider the request by the City of Renton to approve the Preserve Our Plateau Area Annexation to permit this proposal to go forward to an election by the citizens.

GENERAL TESTIMONY:

Twelve persons testified – as representatives of community groups or as individuals – with respect to the proposed Preserve Our Plateau Area Annexation. A summary of testimony (together with responses to inquiries by the Board members) is provided below.

Gwendolyn High, representing CARE (Citizens Alliance for Responsible Evendell) spoke in support of the Preserve Our Plateau Annexation as proposed in the Notice of Intention to the Boundary Review Board. Ms. High stated that the proposed Preserve Our Plateau Area Annexation plan – including the boundaries of the Plateau Area – was established by citizens following extensive and inclusive community planning efforts.

Ms. High reported that community members – while having a variety of opinions about annexation to the City of Renton at the present time– generally recognize that future local governance will be required for the Plateau Area. Future local governance is dictated by the fact that the entire East Renton Plateau is slated under the Renton Comprehensive Plan for incorporation into the City. Further, King County officials have clearly stated that services to the East Renton Plateau will be less available over time.

A majority of the Plateau Area registered voters have signed petitions indicating their interest in participating in an election to determine citizen support – or lack thereof – for immediate annexation to the City of Renton.

Ms. High noted that some registered voters – representing properties within and outside of the Plateau Area – have indicated an interest in requesting that the Board include other urban areas within the boundaries of the proposed Plateau Area Annexation. Ms. High stated that – as CARE has entered into such extensive planning to precisely set boundaries to reasonably address the concerns of a majority of citizens – such an expansion could result in a failure of the entire annexation at election. Thus, CARE representatives respectfully request that the Board address the proposed Notice of Intention as submitted to the agency.

Tom Carpenter, representing Four Creeks Unincorporated Area Council, testified concerning environmentally sensitive areas both within and adjacent to the proposed Plateau Annexation Area. Mr. Carpenter identified various seismic features, water bodies, wetlands, and habitat lands within the Rural Area and within (or affecting/affected by) the Urban Growth Area. The Four Creeks Council is requesting that the Boundary Review Board address the preservation of these critical areas in consideration of the Plateau Area Annexation.

Mr. Carpenter stated that the Four Creeks Council is maintaining a neutral position with respect to the proposed Plateau Area Annexation. However, the Council is requesting that the Board consider expansion of the Plateau Area to include the entire East Renton Plateau Potential Annexation Area. This expansion would permit all citizens of the East Renton Plateau to participate in the presently planned election to select future governance for the community.

Several individual speakers testified in support of annexation of the presently proposed Plateau Area to Renton. Testimony focused upon a community planning process (launched several years ago) to determine the community's interest in a future governance system.

Speakers testified that – through a variety of programs (e.g., data collection, information exchange, public meetings, community surveys) – citizens determined a preference for annexation to Renton. More specifically:

- Annexation to Renton would be consistent with several of the factors (RCW 36.93.170) and Objectives (RCW 36.93.180) which are the basis for decisions relating to annexations. For example, annexation would be consistent with RCW 36.93.170 (3) because this action would address the economic and social interests of the citizens of the Plateau Area.
- Annexation would enhance a sense of community affiliation with Renton as prescribed by RCW 36.93.180 (1);
- Annexation to Renton is logical based upon Renton's geographic proximity as prescribed by RCW 36.93.180 (1);
- Annexation to Renton supports preservation of the similar natural and built environments, as prescribed by RCW 36.93.180 (2) and RCW 36.93 (4 – 7).
- The City of Renton has a demonstrated capacity to provide public services and facilities to Preserve Our Plateau Area. Renton has both the necessary resources (e.g., equipment, systems) and the financial assets to serve the Plateau Area as prescribed by RCW 36.93.180 (3) and RCW 36.93.180 (4) and RCW 36.93.180 (7).

Some individual speakers testified in opposition to annexation of the Plateau Area to the City of Renton. Speakers testified that:

- CARE has worked diligently to involve the community in annexation planning; however, there has been a limited level of citizen involvement. Further, a substantial number of citizens within the Plateau Area do not support annexation.
- The benefits presently accruing to citizens from affiliation with King County (e.g., zoning designation, policing, fire services) would reportedly cease to be available to property owners/residents of the Plateau Area.

The City has not provided plans for governing built areas and natural areas that ensure continuing quality of life for the citizens as prescribed by RCW 36.93 (e.g., RCW 36.93.170, RCW 36.93.180 [1], RCW 36.93.180 [2]).

The City has not provided uniform plans for specific services (e.g., sewers, stormwater management, roadway access) that are consistent with community interests as prescribed by RCW 36.93 (e.g., RCW 36.93.170, RCW 36.93.180 [3], RCW 36.93.180 [4], RCW 36.93.180 [7]).

A number of individual speakers gave testimony in support of expansion of the presently proposed Plateau Area to include other urban neighborhoods, including, but not limited to Maplewood Heights and Briar Hills. Some speakers reported that they would then support this more consolidated conversion of unincorporated land to the City of Renton. Annexation of the greater East Renton Plateau Area to Renton would result in a coordinated extension of city boundaries.

Other speakers stated an interest in expansion of the proposed annexation area to ensure that all citizens of this area could participate in the voting process. However, some speakers testified that, with that vote, they would oppose annexation to Renton from King County.

REBUTTAL: CITY OF RENTON: ALEXANDER PIETSCH, DIRECTOR; DONALD ERICKSON, SENIOR PLANNER, DEPARTMENT OF ECONOMIC DEVELOPMENT, NEIGHBORHOODS AND STRATEGIC PLANNING

In conclusion, Mr. Pietsch and Mr. Erickson reported that, based upon the request of the Preserve Our Plateau Area citizens, the City of Renton has adopted a Resolution to permit citizens to conduct an election to determine whether there is sufficient interest in annexation to Renton.

The Plateau Area Annexation reportedly is consistent with the mandate established in RCW 36.93 for changes to jurisdictional boundaries (e.g., neighborhood preservation, physical demarcation, and logical service areas). This action is further supported by law, based upon the fact that the Plateau Area is intended as the initial phase (i.e., a bridge) in a series of actions planned to achieve incorporation of the entire East Renton Plateau Potential Annexation Area within the City of Renton.

Annexation would permit citizens to determine the likely form of future development. The City would work with the citizens to establish plans and programs relating to land uses and services. For example, the citizens would be invited to work with the City to develop policies relating to the issuance of sewer availability certificates, improvements to roadways, and the development of parks and recreation facilities. The City has sufficient capacity to accommodate the build out of the estimated remaining developable land in the entire proposed Preserve Our Plateau Annexation Area (1475 acres).

The City has a commitment to annex the Plateau Area (1475 acres). The City has the necessary resources to govern and serve this community. Similarly, in the event that the Board makes a decision to modify the boundaries of the proposed Plateau Area to annex some or all of the remaining East Renton Plateau Area to Renton, the City also has a commitment and necessary resources to govern and serve this territory.

In the event that the Boundary Review Board approves the proposed Preserve Our Plateau Area Annexation, the City will provide for citizens of the Plateau Area to formally voice their views concerning annexation through an election. In this election, citizens may choose to join the City of Renton or to remain under the jurisdiction of King County.

IV. DETERMINATION OF THE STATUS OF THE PUBLIC HEARING

At the completion of public testimony at the June 14, 2006 Special Meeting/Public Hearing for the Preserve Our Plateau Area Annexation, Chair Booth instructed the Board with respect to procedures for closure (or continuation) of the public hearing. He reported that the Board could: (1) continue the hearing to obtain more information or to consider a proposed modification to the Plateau Area; (2) close the public hearing while holding open the record for additional information; or (3) close the hearing and deliberate for a decision for File No. 2231.

Motion: Roger Loschen moved and Robert Cook seconded a motion that the Boundary Review Board close the public hearing in the matter of the proposed annexation of the Preserve Our Plateau Area (1475 acres) into the City of Renton.

Discussion: Board members offered no comments in response to this motion.

Action: The Board members voted unanimously to close the public hearing in the matter of the proposed annexation of the Preserve Our Plateau Area (1475 acres) into the City of Renton.

Chair Booth invited the Board members to set a schedule to begin deliberations for the proposed Preserve Our Plateau Area Annexation (File No. 2231).

Motion: Claudia Hirschey moved and Evangeline Anderson seconded a motion that the Boundary Review Board set the date of June 15, 2006 to hold a Public Meeting to conduct deliberations to consider the annexation to the City of Renton of the Preserve Our Plateau Area at approximately 1475 acres.

Discussion: Some speakers stated that materials submitted at the public hearing require review prior to entering into deliberation for the City of Renton Plateau Area Annexation – 1475 acres (File No. 2231). These speakers requested that deliberations be scheduled following review of those documents by the Board members. Some speakers stated that the presentation of these documents that was provided during public testimony included sufficient data to permit Board deliberations to proceed on June 15, 2006.

Action: The Board declined (by a vote of four in favor and five in opposition) to pass the motion that the Boundary Review Board set the date of June 15, 2006 to hold a Public Meeting to conduct deliberations to consider the annexation to the City of Renton Plateau Area Annexation – 1475 acres (File No. 2231).

Voting in favor of the motion were: Evangeline Anderson, Robert George, A.J. Culver, and Claudia Hirschey. Voting in opposition to the motion were Charles Booth, Robert Cook, Roberta Lewandowski, Lynn Guttman, Roger Loschen, and Michael Marchand.

Motion: Lynn Guttman moved and Robert Cook seconded a motion that the Boundary Review Board set the date of July 13, 2006 to hold a Public Meeting to conduct deliberations to consider the annexation to the City of Renton of the Preserve Our Plateau Area - 1475 acres (File No. 2231).

Discussion: Some speakers stated that the delay in beginning deliberations would be a hardship to the citizens wishing to observe the proceedings of the Boundary Review Board. Other speakers reported that the community would be better served by ensuring that the Board has sufficient opportunity to review the record prior to entering into deliberation in this matter.

Action: The Board agreed (by a vote of seven in favor, two in opposition, and one abstention) to pass the motion that the Boundary Review Board set the date of July 13, 2006 to hold a Public Meeting to conduct deliberations to consider the annexation to the City of Renton of the Preserve Our Plateau Area - 1475 acres (File No. 2231).

Voting in favor of the motion were: Charles Booth, Robert Cook, Robert George, Lynn Guttman, Roberta Lewandowski, Roger Loschen, and Michael Marchand. A.J. Culver and Claudia Hirschey voted in opposition to the motion. Evangeline Anderson abstained.

VI. ADJOURNMENT

Robert George moved and Robert Cook seconded a motion to adjourn the Special Meeting/Public Hearing of June 14, 2006. The motion passed by unanimous vote. Chair Booth adjourned the meeting at 10:16 PM.